

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
MAY 23, 2007**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Michael Mower, Randy Toavs, Gordon Cross, Gene Dziza, Kathy Robertson, Barry Conger, Kim Fleming, Frank DeKort and Don Hines. Nicole Lopez-Stickney, Traci Tull, George Smith and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 17 people in the audience.

PUBLIC REVIEW

Gene Dziza reviewed the public hearing process.

**APPROVAL OF
MINUTES**

Robertson made a motion seconded by DeKort to approve the April 18, 2007 meeting minutes.

The motion was carried by quorum.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

**PRELIMINARY
PLAT/
WIND SONG
ACRES
FPP 07-08**

A request by Marian Kelly, for Preliminary Plat approval of Wind Song Acres, a six lot single-family residential subdivision on 30.006 acres. Lots in the subdivision are proposed to have individual water and septic systems. The property is located off Smith Lake Road.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP 07-08 for the Board.

**BOARD
QUESTIONS**

Cross asked who owns the power line and easement.

Holland said it's not the Bonneville Power easement, but she would double check who owns it.

DeKort asked if roads were part of the 30 acres for parkland.

Holland said the application in total is 33.006 and she counted five acres being exempt from parkland.

APPLICANT

Eric Mulcahy, Sands Surveying, said the applicant's have owned the property for a long time. All five lots are being given to her

grandchildren and the applicant is favorable to all of the conditions and will work with Buffalo Mountain on the intersection. He said the power line sits on a six acre tract behind the subdivision.

Fleming asked about Smith Lake Road being in the right away.

Mulcahy showed on the map where the road right-of-way ends and discussed the slopes and grade on the road.

Fleming asked if the whole road would be County when it's complete.

Mulcahy said yes.

Robertson liked the maps that were submitted.

Cross asked if the applicant was ok with the wording of the right-of-way condition.

Mulcahy said if the Board wanted to change the wording to better fit the applicant it would be ok.

AGENCIES

None.

**PUBLIC
COMMENT**

Rick Kelley, 1667 Foys Lake Road, said he supports the development and plans on helping Buffalo Mountain however he can.

Jerry Sneil, 2101 Eider Drive, is married to one of the grandkids and wants to build a house.

**STAFF
REBUTTAL**

None.

**APPLICANT
REBUTTAL**

None.

**BOARD
DISCUSSION**

None.

MOTION F.O.F.

Fleming made a motion seconded Robertson by to adopt Staff Report FPP 07-08 as findings-of-fact.

ADD F.O.F # 5

Fleming made a motion seconded by Robertson to add finding of fact five to state: *A portion of Smith Lake Road abutting this property appears to lie outside of the county right-of-way.*

**ROLL CALL
F.O.F. # 5**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Toavs brought up the difference in parkland between the two subdivisions going before the Board.

Grieve explained that anything above 5 acres does not need parkland.

Cross asked if the power line would cause a problem with an easement.

Holland said there would be no issue with the power line going overhead.

**ADOPT F.O.F
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
APPROVE**

Fleming made a motion seconded by Robertson to recommend approval of FPP 07-08 as amended to the County Commissioners.

**BOARD
DISCUSSION**

Fleming discussed accesses and internal subdivision roads.

**MOTION TO
ADD
CONDITION 17**

Fleming made a motion seconded by Conger to add condition 17 to state: *All lots shall access from the internal subdivision road except Lot 1.*

**MOTION 17
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION 13h**

Robertson made a motion seconded by Conger to add condition 13h to state: *Birdseed is an attractant to bears and deer. Use of bird feeders is not recommended from April 1st through November 30th. Hummingbird feeders are also a known attractant to bears.*

**MOTION 13h
ROLL CALL**

On a roll call vote the motion passed 5-3 with Fleming, Toavs, and Mower dissenting.

**MOTION TO
ADD
CONDITION 18**

Robertson made a motion seconded by Conger to add condition 18 to state: *"Fencing of lot boundaries is discouraged. If used, rail or smooth wire fences that are no higher than 48" at the top rail/wire and no lower than 18" at the bottom rail/wire facilitate wildlife movement and help avoid animals becoming ensnared and killed by the fence or injuring themselves when trying to jump the fence."*

MOTION 18 ROLL CALL	On a roll call vote the motion failed 2-6 with Dziza, Toavs, DeKort, Cross, Mower and Fleming dissenting.
MOTION TO AMEND CONDITION 8	Cross made a motion seconded by DeKort to amend condition 8 to state: <i>The applicant will participate in the reconstruction of Smith Lake Road by dedicating the necessary right-of-way to the County to ensure Smith Lake Road and the rebuilt intersection lie wholly within the county right-of-way.</i>
AMEND CONDITION 8 ROLL CALL	On a roll call vote the motion passed unanimously.
MOTION TO AMEND CONDITION 13	Cross made a motion seconded by DeKort to amend condition 13 to state: <i>No further subdivision of lots.</i>
MOTION 13 ROLL CALL	On a roll call vote the motion failed 3-5 with Fleming, Dziza, Mower, Conger, and Toavs dissenting.
ROLL CALL TO APPROVE	On a roll call vote the motion passed unanimously.
BOARD DISCUSSION	None.
PRELIMINARY PLAT/ MOOSE MEADOWS ACRES (FPP 07-09)	A request by Joy Wildebour and Douglas and Maureen Walker, for Preliminary Plat approval of the Amended Plat of Moose Meadows, an eight lot single-family residential subdivision on 40.510 acres. Lots in the subdivision are proposed to have individual water and septic systems. The properties are located in the vicinity of 1050 and 1162 Moose Meadows.
STAFF REPORT	Eric Giles reviewed Staff Report FPP 07-09 for the Board.
BOARD QUESTIONS	<p>Fleming asked if there was a garbage hauler in the area.</p> <p>Giles said not that he is aware of. He said having the owner haul garbage causes strains on public services.</p> <p>Cross asked about the owner's responsibilities to the gravel pit.</p> <p>Giles said there is going to be some determination by whoever moves into the area to take care of the gravel pit. He said the owner will get a written letter of responsibility on how to reclaim the gravel pit.</p>

Cross asked if it was a legal gravel pit at this point.

Giles said no.

APPLICANT

Erica Wirtala, Sands Surveying, wanted to clarify where the gravel pit is. She said the gravel pit is the size of a small basement and read an email from Rod Samdahl. She showed pictures of the gravel pit and said the intention is to fill the gravel pit up. She discussed how much gravel you can get from a property without a permit. She inquired into the garbage districts and said the Evergreen disposal district is in Marion but they do not provide service at this time. She said Evergreen disposal will not drive out to Marion to pick up garbage. She showed on a map how the plat was amended. She knows the Board doesn't like seeing resubdividing, but if the applicant meets the requirements she thinks it needs to be considered.

**BOARD
QUESTIONS**

Robertson asked if the lots three and four were being subdivided.

Wirtala said yes.

Cross said the gravel pit makes him nervous and asked about the intention to reclaim it.

Wirtala said the plan is to fill the pit and reseed it. She said making the gravel pit reclamation a condition would not be a problem.

AGENCIES

None.

**PUBLIC
COMMENT**

None.

**STAFF
REBUTTAL**

None.

**MOTION TO
ADOPT F.O.F.**

Fleming made a motion seconded by Robertson to adopt Staff Report FPP 07-09 as findings-of-fact.

**MOTION TO
AMEND F.O.F. 7**

Fleming made a motion seconded by DeKort to amend condition 7 to state: *The proposal is exempt from parkland dedication under Section 3.19(B)(1)(b) as all lots exceed five acres in size.*

**F.O.F. 7 ROLL
CALL**

On a roll call vote the motion passed unanimously.

**ADOPT F.O.F
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
APPROVE**

DeKort made a motion seconded by Fleming to recommend approval of FPP 07-09 as amended to the County Commissioners.

**MOTION TO
STRIKE
CONDITION
11&12**

Fleming made a motion seconded by Robertson to strike condition 11 & 12.

**STRIKE
CONDITION 11
& 12 ROLL
CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION 17**

Robertson made a motion seconded by Mower to add condition 17 to state: *There will be no further subdivision of any lot.*

**CONDITION 17
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD
CONDITION 18**

Robertson made a motion seconded by Conger to add condition 18 to state: *The existing gravel pit on Lot 3 will be reclaimed before any building commences.*

**CONDITION 18
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
STRIKE
CONDITION 13**

DeKort made a motion seconded by Fleming to strike condition 13.

**CONDITION 13
ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND
CONDITION 10f.**

Conger made a motion seconded by Robertson to amend condition 10f.

**MOTION
RESINDED**

Conger rescinded his motion.

**MOTION TO
STRIKE 10f.**

Toavs made a motion seconded by Mower to strike condition 10 f.

**STRIKE 10f
ROLL CALL**

On a roll call vote the motion failed 5-3 with Conger, DeKort, Cross, Fleming and Robertson dissenting.

**ROLL CALL TO
APPROVE**

On a roll call vote the motion passed 7-1 with Conger dissenting.

**PRELIMINARY
PLAT/HIDDEN
LAKES
(FPP 06-65)**

A request by Alan Avery, Steven J. and James B. Paulson, for Preliminary Plat approval of Hidden Lakes Subdivision, a one-hundred-fifty (150) lot (128 single-family and 22 townhouse) subdivision on 69.90 acres. Lots in the subdivision are proposed to have public water and sewer systems. The property is located off Somers Stage Road.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP 06-65 for the Board.

**BOARD
QUESTIONS**

Cross asked Holland to go into more detail on the length of the road.

Holland showed on the map where she measured the road and said the length is measured from the intersection.

Cross asked why the loop roads on the South don't create a problem.

Holland said because it is a connected road with a cul-de-sac.

Dziza said it looks like a simple reconfiguration of the road could fix the problem.

Cross asked about the townhouses being right next to an industrial use area.

Holland showed on the map where the industrial use was going to be. She said Stahlberg would like to see a buffer between himself and the property. She said the most dense area is next to the industrial use.

Cross asked about the affordability of the houses.

Holland said she is using the term affordability in regards to the Growth Policy.

Mower asked about the issue of water rights.

Holland said the applicant would need a beneficial water use permit which is a big hurdle to accomplish.

Mower heard it is close to impossible.

Holland said it is a condition so it has to be accomplished.

Grieve spoke to DEQ and they said it is possible, but takes a while longer because of the amount of research that needs to be done.

Conger asked about the environmental assessment and ponds.

Holland said Fish, Wildlife and Parks thought the ponds were man made, but determined they are natural. She said alteration by man doesn't make them man made. She said that's the reasoning for introducing new water fowl to the area.

Mower asked about the probability of the floodplain map being correct.

Holland said according to Traci Sears-Tull it is right.

Cross asked about the lines on the preliminary plat.

Holland said for final plat the floodplain would have to be delineated.

APPLICANT

Alan Avery, Somers Stage 73 LLC, applicant, handed out a paper concerning the easements and access to the property. Hidden Lakes will provide an attractive community and is proud of the large open areas in the development. The open areas of Somers Stage road are about 200 feet wide. The plan calls for curb, gutters, and sidewalks with two entrances into the subdivision. The banks are very deep with vegetation growth. He discussed safety with the ponds and wants to improve the area and agrees with the setbacks that Fish, Wildlife, and Parks suggested. He was not aware 100 foot setback but is in favor of 20 foot setbacks. He would like to clean up the area to the North by smoothing out the terrain and enhancing the natural vegetation of the shoreline. The majority of pond frontage will be left for natural vegetation. He feels Hidden Lakes will positively affect the safety of the ponds. He discussed density and the terms of the market. He said townhouses will be affordable, but doesn't

plan on the whole subdivision being affordable housing. He said Hidden Lakes fits the area and serves housing needs for the valley.

Dziza asked how he felt about a masonry wall.

Avery said a masonry wall sounds extreme but said Brian Long will address the issue.

Dziza asked if any elevation studies were done around the water.

Avery said Long would address it.

Dziza asked if the water flowed through the property.

Avery said no.

Cross asked for more information on phasing.

Avery said Long would address the phasing but paving will be done up front.

Cross asked what the intentions are for the remainder and the Grime's property.

Avery said there are no intentions yet.

DeKort asked Avery to expand on the lake issue and asked if more lakes were going to be created.

Avery said they are not creating anything but plan to take the edges and contour and improve them.

DeKort asked if there are wetlands that have standing water.

Avery showed on the map where the wetlands are.

Toavs asked if you could drive around the bottom boundary.

Avery said yes, but there is no road.

Brian Long, Long Engineering, prepared the technical documents for Hidden Lakes. He wanted to go over some of the issues in the Staff Report. He said sewer is an issue because of the "will serve" letter that expired in February and because of the vast amount of proposals for Lakeside Water and Sewer and the applied

moratorium. He said Lakeside Water and Sewer has about 800 hook-ups left and they don't want to reserve them for people who don't have approval of preliminary plat. He showed on a map where the sewage would be pumped from. He discussed the emergency access and variance and said the original plan was to pursue a through County road but Montana Department of Transportation and Staff said it was a no go. The applicant knew a variance would be needed at the loop road so they made it with no houses on the front of the road. He said the property is unzoned so density shouldn't be a concern other than the Growth Policy. He showed on the preliminary plat where the floodplain was and discussed water elevation. He said there are currently three wells; the minimum number of wells for a public system is two wells. The applicant is planning on paving Somers Stage Road. He discussed the letter from Tom Stahlberg and went over the Staff's conditions. He said the applicant would like condition two to be reworded to *paving to County Standards* instead of *building to County standards*. He said condition three doesn't reference the driving surface ratio for the cul-de-sac. He wanted condition 17 changed to *as deemed by Fish, Wildlife, and Parks* instead of *a minimum 20 foot setback*. He wanted either condition 25 removed or reworded.

Cross asked about the ponds.

Long said it will be a combination of cutting back and filling in the ponds.

Cross said footage will be lost if the pond is cut back.

Long said possibly three feet would be lost.

Robertson asked if there was a designated time table for doing wetlands studies.

Long said they shot the high water mark in July.

Grieve said wetland delineations are done according to the plants in the area.

Cross asked about a portion of the town homes being set aside for affordable housing.

Avery said he wrote that before he had a definition of affordable housing. If someone wants to give him a definition of affordable housing he will adhere to it.

Cross asked what portion he had in mind.

Avery said nature of town house lots will meet affordable housing.

Grieve said the Growth Policy has a definition of affordable housing and doesn't know if Avery wants to commit to affordable housing. He said the definition is three times the median income.

Avery said he won't commit to the definition of affordable housing.

Cross commented on two agency referral comments.

Long said traffic impact studies have not been done yet.

AGENCIES

None.

PUBLIC COMMENT

Jerry Stahlberg, 2725 Farm-to-Market Road, said his son owns the adjoining property and had some concerns. He is concerned about the shared well between the Grime's property and his. He discussed the industrial area being close to the dense area and traffic concerns. He said the development would land lock his property on the upper end.

Cross asked if Stahlberg's property was accessed off of Commerce Way.

Stahlberg said yes, but it is long and narrow. He is not opposed to subdivisions but some of the issues being created were not intended when the easement was created.

Kathrine Maxwell, 114 Pikes Peak, hasn't had a chance to look at the project in detail, but came to the meeting to learn about the project. She had some concerns after listening to the project. She said the whole thing is premature because of no water and sewer or emergency access. She said the area is the gateway to Flathead Valley and has beautiful views of the mountains and doesn't know how much the landscaping will help the views. The developer says the subdivision is to meet a housing need for the valley and wants to know how he can determine there is a need for any more subdivisions in the area. She said more homes with no buyers creates a spotty development. She said the property is located a distance from Kalispell where services and jobs exist so people might be hesitant to move there. She discussed Somers School District and said they don't have the current ability to

educate the children from the development. She said 150,000 dollar might build another classroom but won't pay for more education.

**APPLICANT
REBUTTAL**

Avery said if the Board wants to add a condition about landscaping he would be ok with it. He wants the areas that border Somers Stage Road to be enhanced. He discussed the areas surrounding that property.

Long said the emergency access alignment was drawn to be minimized if they had to purchase an easement. He said the volume of traffic on the easement road would be minimal because it would hardly ever be used. He thinks putting a fencing clause on the final plat or in the covenants would be appropriate. The architectural landscaping will add to the property and their intention is to pave Somers Stage Road all the way down from the highway.

Conger asked if the pathway is intended to be paved.

Long said they are set aside in case a public walkway comes into the system.

Cross asked about an email from Avery to Holland.

Avery said the email was in regards to other conversations about roads with larger lots.

Dziza said it is standard language for a condition to state, "to build to County standards."

Holland said Staff wants the road to meet the criteria of a good County road.

**STAFF
REBUTTAL**

Holland said the private section of Commerce Way stops right after the BPA easement.

Cross asked Holland to comment on the density.

Holland said different planners have different perspectives on density.

**MOTION TO
ADOPT F.O.F.**

Cross made a motion seconded Mower by to adopt Staff Report FPP 06-65 as findings of fact.

MOTION TO

Fleming made a motion seconded by Robertson to amend finding

AMEND F.O.F. 4 of fact 4 to state: *An emergency egress route is proposed at the western boundary of the subject property. This egress route presents several concerns and would require multiple easements. Bonneville Power Administration transmission lines run parallel to the subject property and overhead of the proposed egress route. BPA has submitted comments indicating the applicant has not secured access from the administration for this use. The proposed egress would use Commerce Way, an internal road in a commercial subdivision. The internal road travels a circuitous route that would hamper efficient egress in the event of an emergency. The egress route also crosses private residential property (Grimes and Stahlberg), which would require additional easements.*

ROLL CALL On a roll call vote the motion passed 7-1 with Dziza dissenting.
F.O.F. 4

MOTION TO Fleming made a motion seconded by Robertson to amend finding
AMEND F.O.F. 5 of fact 5 to state: *The site contains several ponds and wetland areas. Montana Fish, Wildlife, and Parks indicates the wetland areas have been dredged in the past. FWP has identified preliminary issues of concern, including setbacks, vegetative buffers, and prevention of stormwater runoff into the ponds. The applicant intends to preserve the ponds as common area, potentially using the ponds for fire suppression water storage. The applicant also indicates an intention to use them for stormwater runoff as well, contrary to FWP recommendations. Wetland studies would be required for the project to proceed. Additional comments are anticipated from FWP and will be presented at the public hearing Fish, Wildlife, and Parks recommended contouring around the ponds to achieve natural bank slopes to facilitate recovery of wetland vegetation and achieve viable function of wetlands.*

ROLL CALL On a roll call vote the motion passed unanimously.
F.O.F. 5

MOTION TO Cross made a motion seconded by Fleming to amend finding of
AMEND F.O.F. 3 fact 3 to state: *The Montana Department of Transportation has indicated a Traffic Impact Study would be required to assess impacts to US Highway 93, warranted by the number of vehicle trips (1500) that would be generated by this subdivision. A Traffic Impact Study has not yet been completed.*

ROLL CALL On a roll call vote the motion passed unanimously
F.O.F. 3

**MOTION TO
ADD F.O.F. 9**

Cross made a motion seconded by Robertson add finding of fact 9 to state: *There is a wide discrepancy between the FEMA floodplain boundaries and those proposed by the applicant on the preliminary plat. The FEMA boundaries would require the reconfiguration of a substantial number of lots. In addition, the proposed work on the slopes of the pond edges would also affect the boundaries.*

**ROLL CALL
F.O.F. 9**

On a roll call vote the motion passed unanimously.

**MOTION TO
ADD F.O.F. 10**

Cross made a motion seconded by Robertson to add finding of fact 10 to state: *The proposed townhouse lots on the northwest portion of the parcel could pose a safety concern due to the industrial uses on the adjacent properties.*

**ROLL CALL
F.O.F. 10**

On a roll call vote the motion failed 3-5 with Fleming, Dziza, Robertson, Toavs, and Mower dissenting.

**MOTION TO
AMEND F.O.F. 5
(AGAIN)**

Robertson made a motion seconded by Conger to amend finding of fact 5 to state: *The site contains several ponds and wetland areas. Montana Fish, Wildlife, and Parks indicates the wetland areas have been dredged in the past. FWP has identified preliminary issues of concern, including setbacks, vegetative buffers, and prevention of stormwater runoff into the ponds. The applicant intends to preserve the ponds as common area, potentially using the ponds for fire suppression water storage. The applicant also indicates an intention to use them for stormwater runoff as well, contrary to FWP recommendations. Wetland studies would be required for the project to proceed. Additional comments are anticipated from FWP and will be presented at the public hearing. Fish, Wildlife, and Parks recommends, at minimum, 100 foot building setbacks from the wetland areas with the first 50 feet adjacent to the wetlands in protected natural vegetation.*

**ROLL CALL
F.O.F. 5**

On a roll call vote the motion passed unanimously.

**ROLL CALL TO
ADPOT F.O.F.**

On a roll call vote the motion passed unanimously.

**MOTION TO
DENY**

Fleming made a motion seconded by Toavs to recommend denial of FPP 06-65 to the County Commissioners.

**ROLL CALL TO
DENY**

On a roll call vote the motion failed 4-4 with Conger, Dziza, Mower and Toavs dissenting.

**MOTION TO
ADD
CONDITION 31**

Toavs made a motion seconded by Dziza to add condition 31 to state: *The applicant shall fence along the western boundary adjoining Lot 1 of Campfire Memories subdivision to mitigate impacts from potentially conflicting uses.*

**ROLL CALL
CONDITION 31**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND
CONDITION 25**

Cross made a motion seconded by Dziza to amend condition 25 to state: *The subdivider shall pay a parkland fee equivalent to the value of 3.08 acres of the improved, undivided land or work with the Parks department to create a public county park. The subdivider shall provide a current appraisal from a certified MAI appraiser no sooner than six months prior to final plat application to set the final amount of the parkland cash donation.*

**ROLL CALL
CONDITION 25**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND COND 3**

Cross made a motion seconded by Dziza to amend condition 3 to state: *The private, internal subdivision road system shall consist of a 60-foot right-of-way, 20-foot paved driving surface, and a cul-de-sac radius of 50-feet with an outside right-of-way radius of 55-feet and be designed by a licensed, professional engineer and upon completion of construction shall be certified by a licensed professional engineer for compliance with AASHTO and Section 3.9 of the Flathead County Subdivision Regulations.*

**ROLL CALL
CONDITION 3**

On a roll call vote the motion passed unanimously.

**MOTION TO
AMEND
CONDITION 2**

Robertson made a motion seconded by Conger to amend condition 2 to state: *Somers Stage Road shall be brought to and paved to County standards from the northern boundary of the subdivision south to the intersection with US Highway 93.*

**ROLL CALL
CONDITION 2**

On a roll call vote the motion passed 7-1 with Mower dissenting.

**MOTION TO
ADD
CONDITION 32**

Fleming made a motion seconded by Robertson to add condition 32 to state: *The applicant shall delineate all wetlands prior to construction to ensure there is no encroachment into the wetlands.*

**ROLL CALL
CONDTION 32**

On a roll call vote the motion passed 7-1 with Mower dissenting.

MOTION TO AMEND CONDITON 17	Cross made a motion seconded by DeKort to amend condition 17 to state: <i>Minimum setbacks and vegetative buffers shall be established around all ponds and water features in consultation with Fish, Wildlife, and Parks.</i>
ROLL CALL CONDITION 17	On a roll call vote the motion passed unanimously.
PLANNING BOARD BYLAWS	The Planning Board discussed updating their Bylaws.
MOTION TO ADOPT BYLAWS	Conger made a motion seconded by Toavs to adopt the Planning Board Bylaws as amended.
MOTION TO STRIKE 7d	Conger made a motion seconded by Dziza to strike 7D from the Bylaws.
ROLL CALL TO STRIKE 7d	On a roll call vote the motion passed 6-2 with Fleming and DeKort dissenting.
MOTION TO AMEND 3i	DeKort made a motion seconded by Robertson to amend 3i of the Bylaws. The motion was carried by quorum.
ROLL CALL TO AMEND 3i	On a roll call vote the motion passed unanimously.
MOTION TO AMEND 7d	Conger made a motion seconded by Dziza to amend 7D of the Bylaws.
ROLL CALL TO AMEND 7d	On a roll call vote the motion passed unanimously.
ROLL CALL TO ADOPT BYLAWS	On a roll call vote the motion passed unanimously.
OLD BUSINESS	None.
NEW BUSINESS	Cross said this was the first meeting where he read Staff reports that reflect the new Growth Policy. He said there needs to be some uniformity in the Staff's report.

The Board discussed the reports in regards to the new Growth Policy.

DeKort asked if any more applications will be reviewed under the old Growth Policy.

Grieve said no.

DeKort asked about the old subdivision regulations.

Grieve said the interim subdivision regulations have not been adopted so there are no new regulations.

Dziza said Hidden Lakes should have been a PUD.

Grieve said it is un-zoned.

The Board discussed PUD's.

Grieve handed out a survey about the Growth Policy.

Grieve said Giles requested the Planning Board's permission for him to work on the Lakeside Community Plan.

Robertson made a motion seconded by Toavs to allow Eric Giles to work on the Lakeside Community Neighborhood Plan.

The motion was passed by quorum.

ADJOURNMENT The meeting was adjourned at approximately 10:40 p.m. on a motion by Robertson seconded by DeKort. The next meeting will be held at 6:00 p.m. on June 13, 2007.

Gene Dziza, President

Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 6/27/07